

This instrument was prepared by:

(Name) Bartholomew P. Davis

(Address) 1021 So. 21st St., Birmingham, AL 35205

450

597
WARRANTY DEED

19800117000007550 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/17/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-One Thousand One Hundred Fifty & no/100 - Dollars,

to the undersigned grantors, Davis and Perkins, Inc., a corporation; Eddleman Properties Inc., a corporation; and Cahaba Trace Properties, Inc., a corporation, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Davis and Perkins, Inc.; Eddleman Properties, Inc.; and Cahaba Trace Properties, Inc. does by these presents, grant, bargain, sell and convey unto

Leo James Builders, Inc., a corporation

(herein referred to as "Grantees," whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 62 Meadow Brook Second Sector, First Phase as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights of way, and easements of record.

Mineral and mining rights excepted.

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TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantees, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals by their duly authorized officers this 27th day of November, 19 79.

ATTEST:

DAVIS AND PERKINS, INC.

[Signature]
Bartholomew P. Davis

BY: [Signature]
H. M. Davis, Jr.

ATTEST:

Eddleman Properties, INC.

[Signature]
Ray R. Hester

BY: [Signature]
B. L. Eddleman

ATTEST:

CAHABA TRACE PROPERTIES, INC.

[Signature]
B. L. Eddleman

BY: [Signature]
Douglas D. Eddleman

First Alab

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. M. Davis, Jr. whose name as President of Davis and Perkins, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of November, 1979.

Dorothy B. Davis
Notary Public
my comm. exp. 11/16/80

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. D. Eddlemen whose name as President of Eddleman Properties, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of November, 1979.

Regina Anna Buchanan
Notary Public
my comm. exp. 3/23/83
19800117000007550 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
01/17/1980 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1980 JAN 17 AM 8:15
Sec. 399
Dec. 3.50
Ind. 1.00
4.50

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman whose name as Vice President of Alabama Trace Properties, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of November, 1979.

Regina Anna Buchanan
Notary Public
my comm. exp. 3/23/83